| 004.0 | 0003 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 974,600 / 974,600 |
| | | | | | USE VALUE: | 974,600 / 974,600 |
| | | | | | ASSESSED: | 974,600 / 974,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 86 | -88 | MELROSE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LYDOTES ARISTOMENES A-ETAL |
| Owner 2: | LYDOTES STELLA A. |
| Owner 3: | |
| Street 1: | 86 MELROSE STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2833 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5141.000 | 510,100 | 5,100 | 459,400 | 974,600 |
| Total Card | 0.118 | 510,100 | 5,100 | 459,400 | 974,600 |
| Total Parcel | 0.118 | 510,100 | 5,100 | 459,400 | 974,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.05 | /Parcel: 344.05

**Legal Description**

**User Acct:** 3873

**GIS Ref:**

**GIS Ref:**

**Insp Date:** 08/11/17

Entered Lot Size

Total Land:

Land Unit Type:

!414!

## PREVIOUS ASSESSMENT

Parcel ID: 004.0-0003-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 510,100 | 5100 | 5,141. | 459,400 | 974,600 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 486,300 | 5100 | 5,141. | 459,400 | 950,800 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 486,400 | 5100 | 5,141. | 459,400 | 950,900 | 950,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 374,400 | 5100 | 5,141. | 488,100 | 867,600 | 867,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 373,500 | 5100 | 5,141. | 356,000 | 734,600 | 734,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 349,600 | 5100 | 5,141. | 310,100 | 664,800 | 664,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 349,600 | 5100 | 5,141. | 264,100 | 618,800 | 618,800 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 310,200 | 5100 | 5,141. | 258,400 | 573,700 | 573,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 18:29:28 |

**LAST REV**

| Date | Time |
|---|---|
| 10/27/17 | 07:37:16 |
| ekelly | |
| 414 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 13752-384 | | 8/1/1979 | | 83,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 3873 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/11/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/4/2009 | Measured | 163 | PATRIOT |
| 10/16/1999 | Inspected | 264 | PATRIOT |
| 9/20/1999 | Mailer Sent | | |
| 9/20/1999 | Measured | 264 | PATRIOT |
| 1/1/1989 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5141 | | Sq. Ft. | Site | | 0 | 80. | 1.12 | 1 | | | | | | | | | 459,383 | | | | | | 459,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11802 | Total SF/SM: | 5141 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 459,383 | Spl Credit | | Total: | 459,400 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.04120708 |
| Const Adj.: | 0.97029907 |
| Adj $ / SQ: | 181.851 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 693067 |
| Depreciation: | 182970 |
| Depreciated Total: | 510097 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

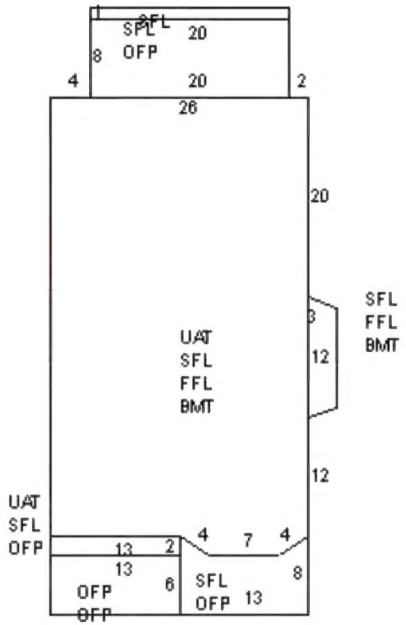
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 181.85 |
| Special Features: | 0 | Val/Su Net: | 110.77 |
| Final Total: | 510100 | Val/Su SzAd | 190.05 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,487 | 181.850 | 270,412 |
| BMT | Basement | 1,197 | 54.560 | 65,303 |
| FFL | First Floor | 1,197 | 181.850 | 217,675 |
| OFP | Open Porch | 426 | 19.770 | 8,421 |
| UAT | Upper Attic | 298 | 100.020 | 29,755 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,605 | | | Total: | 591,566 |
| Size Ad | 2684 | Gross Area | 5497 | FinArea | 2833 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 50 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

004.0-0003-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1925 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |

| More: | N | Total Yard Items: | 5,100 | Total Special Featues: | | Total: | 5,100 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc